

MEMORANDUM

March 7, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: STEPHEN COYLE, DIRECTOR
 SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on seventeen zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Institutional				1
Residential conversions	4		1	
Major new housing or rehabilitation	2	1		
Residential (building expansions, subdivisions, etc.)	3	1		
Parking; gas stations; repair garages	1	1		
Commercial; office; business	1			1

We recommend approval of five residential conversions:

1. Z-7498. 34 Adelaide Street, Jamaica Plain. Legalize two-family dwelling occupancy consistent with others on street and in general area. Owner occupancy proviso.
2. Z-7497. 1330 Commonwealth Avenue, Brighton. Change occupancy from 30 apartments and storage to 30 apartments and real estate office. Existing condition for three years without apparent impact.
3. Z-7505. 11 Bay State Road, Boston. Change occupancy from five to six apartments and erect penthouse addition to provide sixth unit. Provisos: design review and visibility from street.
4. Z-7533. 49 Hooker Street, Allston. Change occupancy from three to four family dwelling. Condition has existed for many years. Owner occupancy proviso.

We recommend approval of three residential building expansions, subdivisions, etc.:

1. Z-7506. 36 Oakmere Street, West Roxbury. One story family room addition to one family dwelling. Design review proviso.

2. Z-7501. 40 Hereford Street, Boston. New red brick garden wall replaces deteriorated brick wall and picket fence. Back Bay Architectural Commission has granted Certificate of Appropriateness.
3. Z-7502-04. 15-17 Mason Street, Hyde Park. Subdivide and legalize one family dwelling which has existed approximately fifty years. Subdivision will allow sale to family member.

We recommend approval of two new housing-rehabilitation cases:

1. Z-7550-52. 477, 485-91 Hyde Park Avenue, Roslindale. Erect one four unit and two two unit prefab dwellings. Developer, Urban Edge, works with City to provide low and moderate income housing. Proposal addresses critical need for affordable units. Plans must be reviewed with community design review proviso.
2. Z-7513. 40 Winborough Street, Hyde Park. Erect one family dwelling consistent with predominant single family area. Design review proviso.

We recommend approval of one parking, gas station, repair garage case:

1. Z-7512. 151-155 Portland, Street, Boston. Parking lot for 18 cars will help to alleviate parking conditions in congested area. Design review proviso.

We recommend approval of one commercial, office, business case:

1. Z-7535. 12 Park Street, Charlestown. Change occupancy from stores and hall to offices and retail. Blighted, vacant structure will be rehabilitated. Computer software firm will be prime tenant for approximately ten years. City Square will be enhanced. Community support. Design review proviso.

We recommend denial of three cases:

1. Z-7508. 3999-4001 Washington Street, Roslindale. Change occupancy from three stores to two retail stores, automotive accessories and auto repair garage. Existing garage inappropriate and unwanted. Insufficient space, repair cars back neighborhood driveways, hazardous condition.
2. Z-7483-7484. 57-59 Boylston Street, Jamaica Plain. Subdivision of six family duplex structure would create two undesirable substandard lots. Lack of off-street parking is a critical violation in a congested neighborhood.
3. Z-7511. 35-37 Danny Road, Hyde Park. Construction of two family dwelling would have adverse affect on predominant single family neighborhood. Residents are strongly opposed.

We recommend denial without prejudice in one case:

1. Z-7507. 50 Ashford Street, Allston. Legalize two family dwelling. Petitioner must resolve abutter's concerns, transient tenants, parking, overcrowding, building repair.

We recommend deferral of two cases:

1. Z-7500. 1181 Adams Street, Dorchester. Erect sheet metal apprentice school. Facility would be constructed over City of Boston water-sewer easement. Petitioner must obtain release from Public Improvement Commission.
2. Z-7486. 17-25 Blackfan Street, Boston. Erect ten-story clinical care extension of Children's Hospital. A design issue, massing of the facade, must be resolved, Development Impact Project Plan approved, and Exaction Agreement executed before Board of Appeal hearing is held.

BOARD OF APPEAL REFERRALS

		<u>Hearing</u>	
1.	Z-7483-7484	3/12/85	Earl Jacobs and Christie L. DeRosa 57-59 Boylston Street, Jamaica Plain
2.	Z-7486	3/12/85	The Children's Hospital Corporation 17-25 Blackfan Street, Boston
3.	Z-7497	3/12/85	Frank Tortora and Elaine Tortora-Brigman 1330 Commonwealth Avenue, Brighton
4.	Z-7498	3/12/85	Edward D. Brookmyer 34 Adelaide Street, Jamaica Plain
5.	Z-7500	3/12/85	James T. Delaney 1181 Adams Street, Dorchester
6.	Z-7501	3/12/85	Shaheen Husain 40 Hereford Street, Boston
7.	Z-7502-7504	3/12/85	Edward Goss 15-17 Mason Street, Hyde Park
8.	Z-7505	3/12/85	Heritage Preservation, Inc. 11 Bay State Road, Boston
9.	Z-7506	3/12/85	John B. Moran 36 Oakmere Street, West Roxbury
10.	Z-7507	3/12/85	Russell M. Zehlaway 50 Ashford Street, Allston
11.	Z-7508	3/12/85	Salvatore J. LaRosa 3999a-4001 Washington Street, Roslindale
12.	Z-7511	3/12/85	Albert Micozzi 35-37 Danny Road, Hyde Park
13.	Z-7512	3/12/85	Thomas Zazzara 151-155 Portland Street, Boston
14.	Z-7513	3/12/85	C & H Realty Trust 40 Winborough Street, Hyde Park
15.	Z-7533	3/12/85	Gerald Clemente 49 Hooker Street, Allston
16.	Z-7535	3/12/85	Park Street Realty Trust 12 Park Street, Charlestown
17.	Z-7550-7552	3/12/85	Public Facilities Department and Urban Edge Housing Corp. 477, 485-491 Hyde Park Avenue, Boston

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Stephen Coyle, Director

SUBJECT: BOARD OF APPEAL REFERRALS

March 7, 1985

Hearing: 3/12/85

Z-7483-7484

Earl Jacobs and Christie L. DeRosa
57-59 Boylston Street
Jamaica Plain

Existing
at site: Three-story six-family duplex structure

Purpose of
petition: Subdivide; create two three-family dwellings.

District(s)
and Uses(s): Site is in residential three-family (R-.8) district.
Three-family dwellings are allowed in this district.

Violation(s):

Lot area, width, open space, side yard, and off-street parking are insufficient.

Floor area ratio is excessive.

Subdivision of lot would divide single building and create two undesirable substandard lots. Petitioner would provide 2393- and 2258-square-foot lots, contrary to Code-required 8,000 square feet for each three-family dwelling. Lack of street parking is a critical violation in a congested neighborhood.

VOTED: In reference to petitions Z-7483-7484, Earl Jacobs and Christie L. DeRosa, 57-59 Boylston Street, Jamaica Plain, for fourteen variances to subdivide and create two three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Inappropriate subdivision will create two undesirable substandard lots. Petitioner would provide 2393- and 2258-square-foot lots, contrary to Code-required 8,000 square feet for each three-family dwelling. Lack of off-street parking is a critical violation in a congested neighborhood.



Z-7483-84

57-59 BOYLSTON ST. JAMAICA PLAIN

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7486
The Children's Hospital Corporation
17-25 Blackfan Street
Boston

Existing
at site: Hospital complex

Purpose of
petition: Erect ten-story clinical care structure.

District(s)
and Uses(s): Site is in apartment multifamily (H-3) and general business
(B-4) districts.
Hospital is conditional use in both districts.

Violation(s):

Extension of conditional use.

Accessory trash dumpsters are conditional uses.

New hospital structure will contain emergency, radiology, and operating suites and 272 patient beds, the majority of which are replacements of existing beds. Plans have been reviewed and approved by Massachusetts Department of Public Health. However, the Authority and the proponent are still resolving a design issue concerning massing of the facade. Recommend that Board of Appeal defer hearing.

VOTED: In reference to petition Z-7486, The Children's Hospital Corporation, 17-25 Blackfan Street, Boston, for two conditional uses to erect a ten-story clinical care structure in apartment and general business (H-3 and B-4) districts, the Boston Redevelopment Authority recommends that the Board of Appeal defer its hearing until the Authority has approved the Development Impact Project Plan and the Hospital has entered into an agreement with the Authority to be responsible for a Development Impact Project Exaction. A design issue, the massing of the facade, has not been resolved.



Z-7486 17-25 BLACKFAN ST. BOSTON

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7497

Frank Tortora and Elaine Tortora-Brigman
1330 Commonwealth Avenue
Brighton

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from 30 apartments and store to 30 apartments
and real estate office.

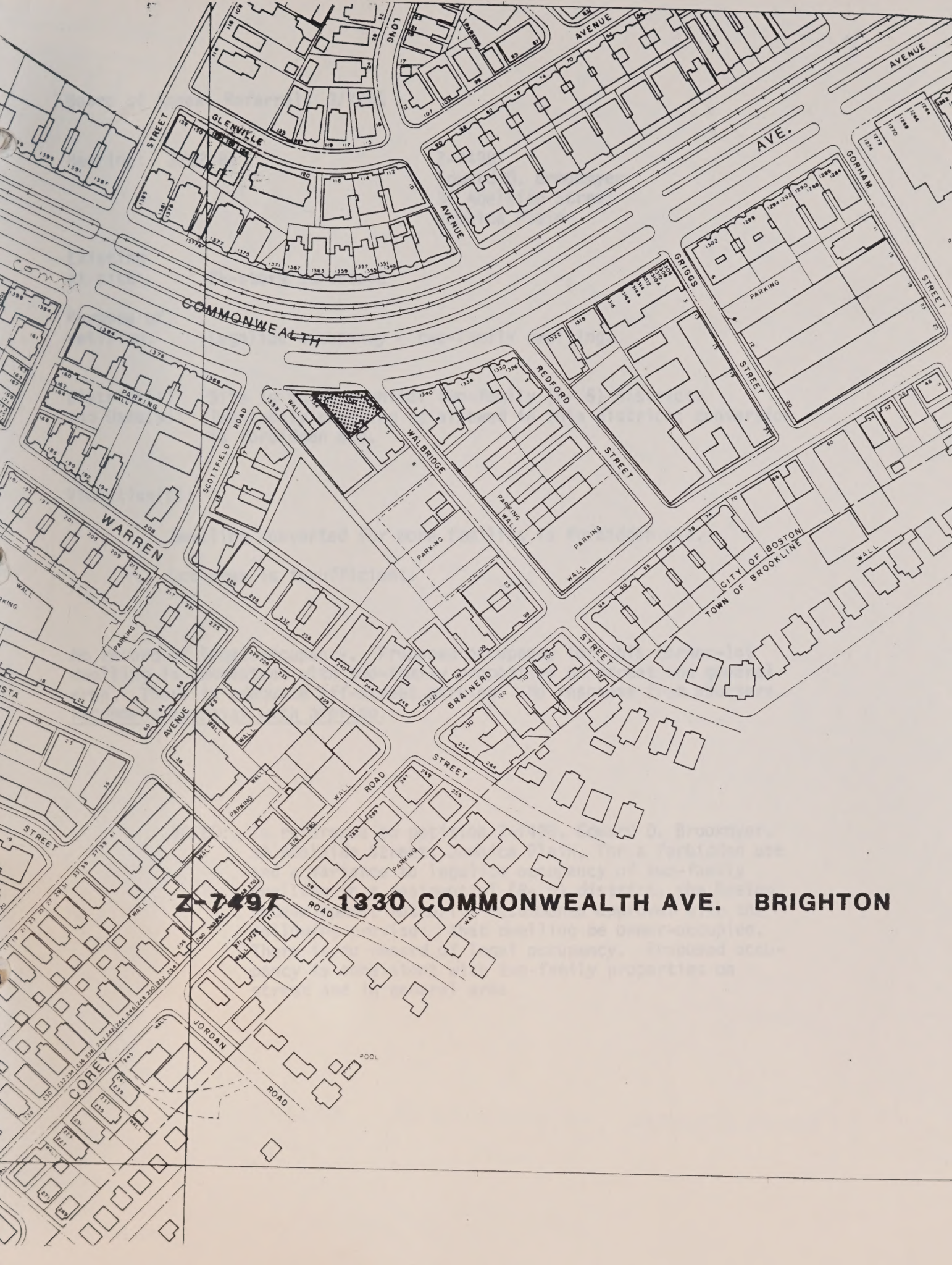
District(s) Site is in apartment multifamily (H-2) district.
and Uses(s): Thirty apartments are allowed use in this district; real estate
office is nonconforming use.

Violation(s):

Change in nonconforming use.

Real estate office has existed for three years. Civic Association has no
objection; no response from abutters. Recommend approval.

VOTED: In reference to petition Z-7497, Frank Tortora and
Elaine Tortora-Brigman, Trustees, 1330 Commonwealth
Avenue, Brighton, for change of occupancy from 30
apartments and store to 30 apartments and real
estate office in an apartment (H-2) district, the
Boston Redevelopment Authority recommends approval.
Real estate office has existed for three years
without apparent impact.



Z-7497

1330 COMMONWEALTH AVE. BRIGHTON

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7498
Edward D. Brookmyer
34 Adelaide Street
Jamaica Plain

Existing
at site: 2½-story structure

Purpose of
petition: Legalize occupancy - two-family dwelling.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Two-family dwelling is allowed in this district; conversion
is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Proposed occupancy for this corner-lot dwelling is consistent with two-family properties on street and general area. There is adequate off-street parking. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7498, Edward D. Brookmyer, 34 Adelaide Street, Jamaica Plain, for a forbidden use and a variance to legalize occupancy of two-family dwelling in a residential (R-.5) district. the Boston Redevelopment Authority recommends approval with the following proviso: that dwelling be owner-occupied. There is no record of legal occupancy. Proposed occupancy is consistent with two-family properties on street and in general area.



MARY F. CURLEY
SCHOOL

KINGSBORO

SPRING PARK

ROBINWOOD
AVENUE

ROBINWOOD

GLENDALE
HOSPITAL

LYNCH
BLDG

PARLEY

PARLEY

BOYLSTON

ROSEWAY

AVENUE

AVENUE

AVENUE

AVENUE

VALE

ENFIELD
STREET

SPRING PARK

ADELAIDE

STREET

PARK

ADELAIDE TERRACE

TERRACE

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Z-7498 34 ADELAIDE ST. JAMAICA PLAIN

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7500
James T. Delaney
1181 Adams Street
Dorchester

Existing
at site: 134,526 square feet of land

Purpose of
petition: Erect one-story sheet metal apprentice training school.

District(s) Site is in local business (L-.5) district.
and Uses(s): School is conditional use in local business district.

Violation(s):

Trade, professional or other school is conditional use.

Facility would be constructed over existing City of Boston water-sewer easement obtained several years ago for residential development and subsequently abandoned. Petitioner now must appear at public hearing before Public Improvement Commission to obtain easement release.
Recommend Board of Appeal hearing be postponed until release is granted.

VOTED: In reference to petition Z-7500, James T. Delaney, 1181 Adams Street, Dorchester, for a conditional use to erect one-story sheet metal apprentice training school in a local business (L-.5) district, the Boston Redevelopment Authority recommends that Board of Appeal hearing be postponed until easement release is obtained. Facility would be constructed over existing City of Boston water-sewer easement granted several years ago for residential construction subsequently abandoned. Petitioner must appear at public hearing before Public Improvement Commission for release. The proponent has been working with the community to resolve several issues concerning project. If release is granted, conditional use permit should be granted only with the following provisos: (1) that proposed building be constructed more toward Adams Street and Dorchester Avenue so as not to encroach on residential abutters on Richmond and Butler Streets; (2) that parking be provided on Dorchester Avenue and Adams Street; (3) that the building color be compatible with residential neighborhood character; (4) that 24-hour security services be provided; (5) that school's hours of operation be limited to 10 p.m.; (6) that no social club or lounge be permitted to serve alcoholic beverages on premises; (7) that buffer zone of landscaping and/or fencing to screen residential properties along Richmond and Butler Streets be provided; and (8) that plans be submitted to the Authority for design review.



Z-7500 1181 ADAMS ST. DORCHESTER

LOWER M...
MEMORIAL...
V.F.W. PL...

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7501
Shaheen Husain
40 Hereford Street
Boston

Existing
at site: Three-story structure

Purpose of
petition: Erect six-foot wall surrounding garden area of six-unit
apartment structure.

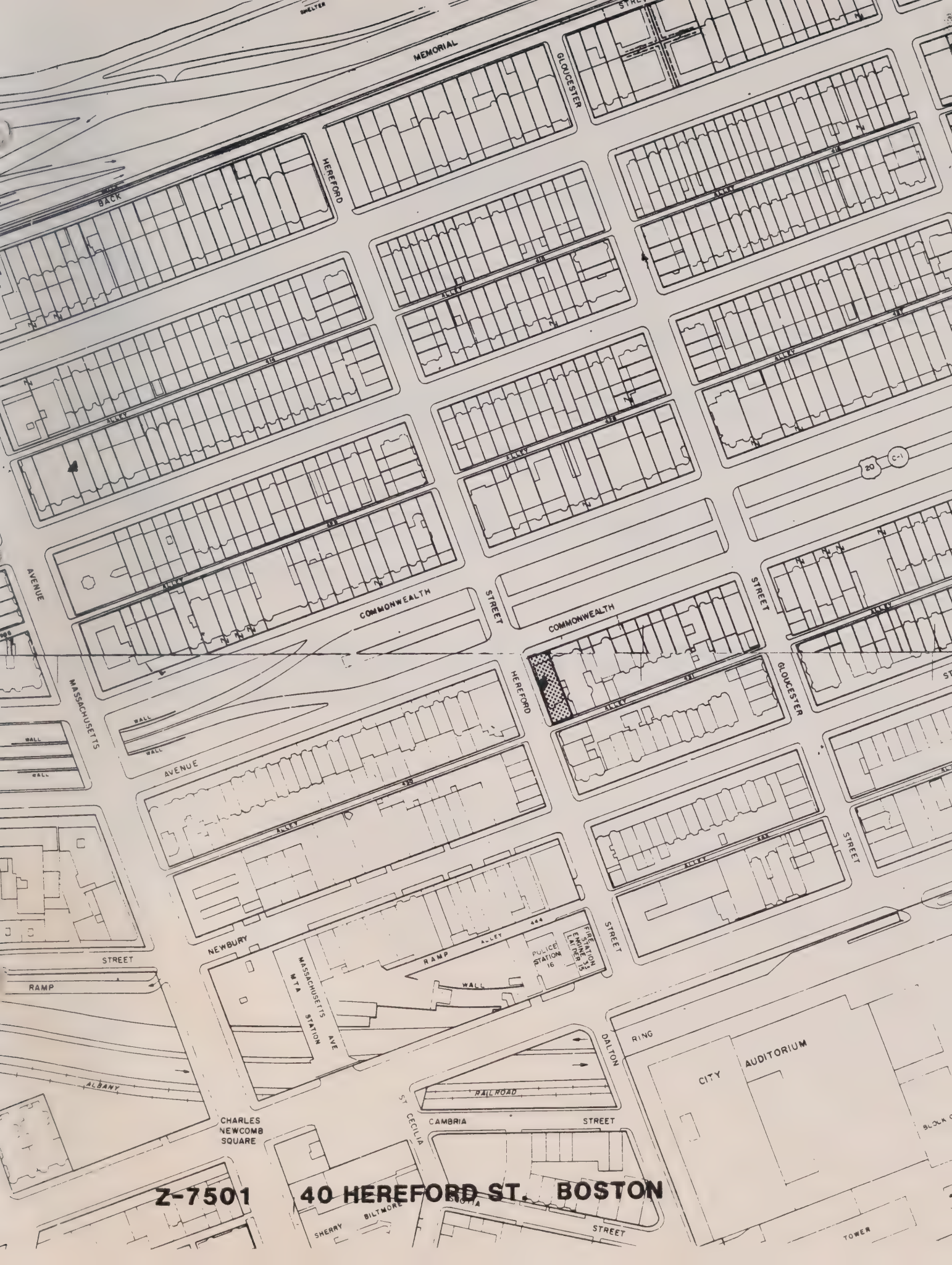
District(s) Site is general business (B-3-65) district.
and Uses(s): Six apartments are allowed use in general business district.

Violation(s):

Traffic visibility across corner is insufficient.

New red brick garden wall replaces deteriorated brick wall and picket fence. Back Bay Architectural Commission has granted Certificate of Appropriateness. Recommend approval.

VOTED: In reference to petition Z-7501, Shaheen Husain, 40 Hereford Street, Boston, for a variance to erect six-foot wall surrounding garden area of six-unit apartment structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. New red brick garden wall replaces deteriorated brick wall and picket fence. Back Bay Architectural Commission has granted Certificate of Appropriateness.



Z-7501

40 HEREFORD ST. BOSTON

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7502-7504
Edward Goss
15-17 Mason Street
Hyde Park

Existing
at site: 2½- and 1½-story structures

Purpose of
petition: Subdivide lot; legalize occupancy for two one-family dwellings.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): One-family dwellings are allowed in two-family district.

Violation(s):

Lot area, width, frontage, and side yard are insufficient.

Floor area ratio is excessive.

No record of legal occupancies. Uses have existed for approximately fifty years. Subdivision of lot will allow sale to family member. Abutters support petition. Recommend approval.

VOTED: In reference to petition Z-7502-7504, Edward Goss, 15-17 Mason Street, Hyde Park, for ten variances to subdivide and legalize occupancy for two one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. There is no record of legal occupancies. Uses have existed approximately fifty years. Subdivision will allow sale to family member.



Z-7502-04

15-17

MASON ST.

HYDE PARK

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7505
Heritage Preservation, Inc.
11 Bay State Road
Boston

Existing
at site: Four-story structure

Purpose of
petition: Change occupancy from five to six apartments; erect roof
addition.

District(s) Site is in apartment multifamily (H-4) district.
and Uses(s): Apartments are allowed in this district; conversion is
forbidden use.

Violation(s):

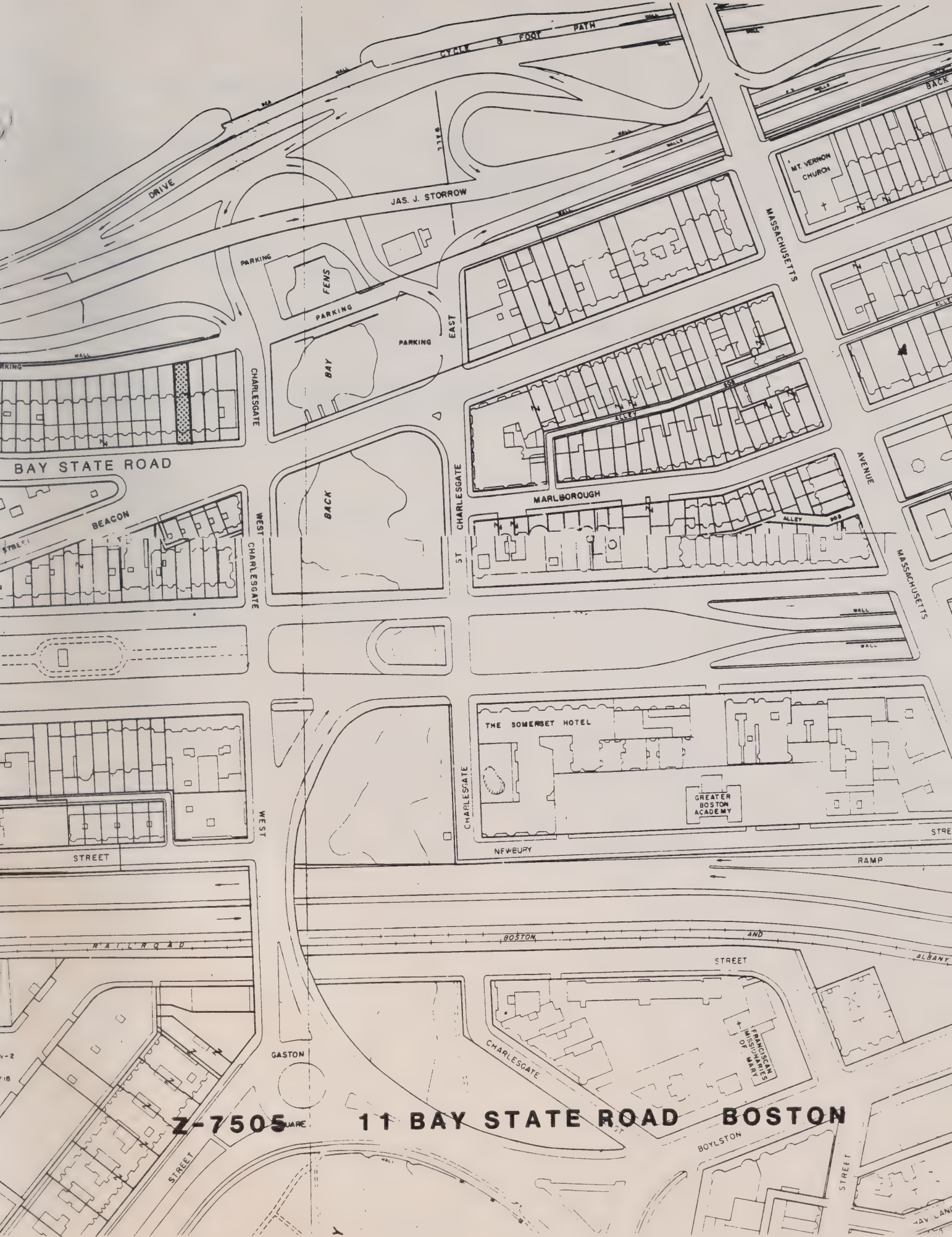
Dwellings converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Penthouse addition will provide sixth apartment. Open space deficiency
is mitigated by nearby Esplanade. Recommend approval with provisos.

VOTED: In reference to petition Z-7505, Heritage Preservation, Inc., 11 Bay State Road, Boston, for a forbidden use and two variances for change of occupancy from five to six apartments and erect roof addition in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that penthouse addition not be visible from Bay State Road and elevator shaft not extend above addition; that plans be submitted to the Bay State Road/Back Bay West Architectural Commission for design approval. Addition will provide sixth apartment. Nearby Esplanade mitigates open space deficiency. Property is within Bay State Road/Back Bay West Architectural Conservation District, and petition is scheduled for hearing before Commission on March 12. Staff of the Commission recommends conceptual approval of design plans.



Board of Appeal Referrals 3/7/85 .

Hearing: 3/12/85

Z-7506
John B. Moran
36 Oakmere Street
West Roxbury

Existing
at site: 2½-story structure

Purpose of
petition: Erect one-story addition to one-family dwelling.

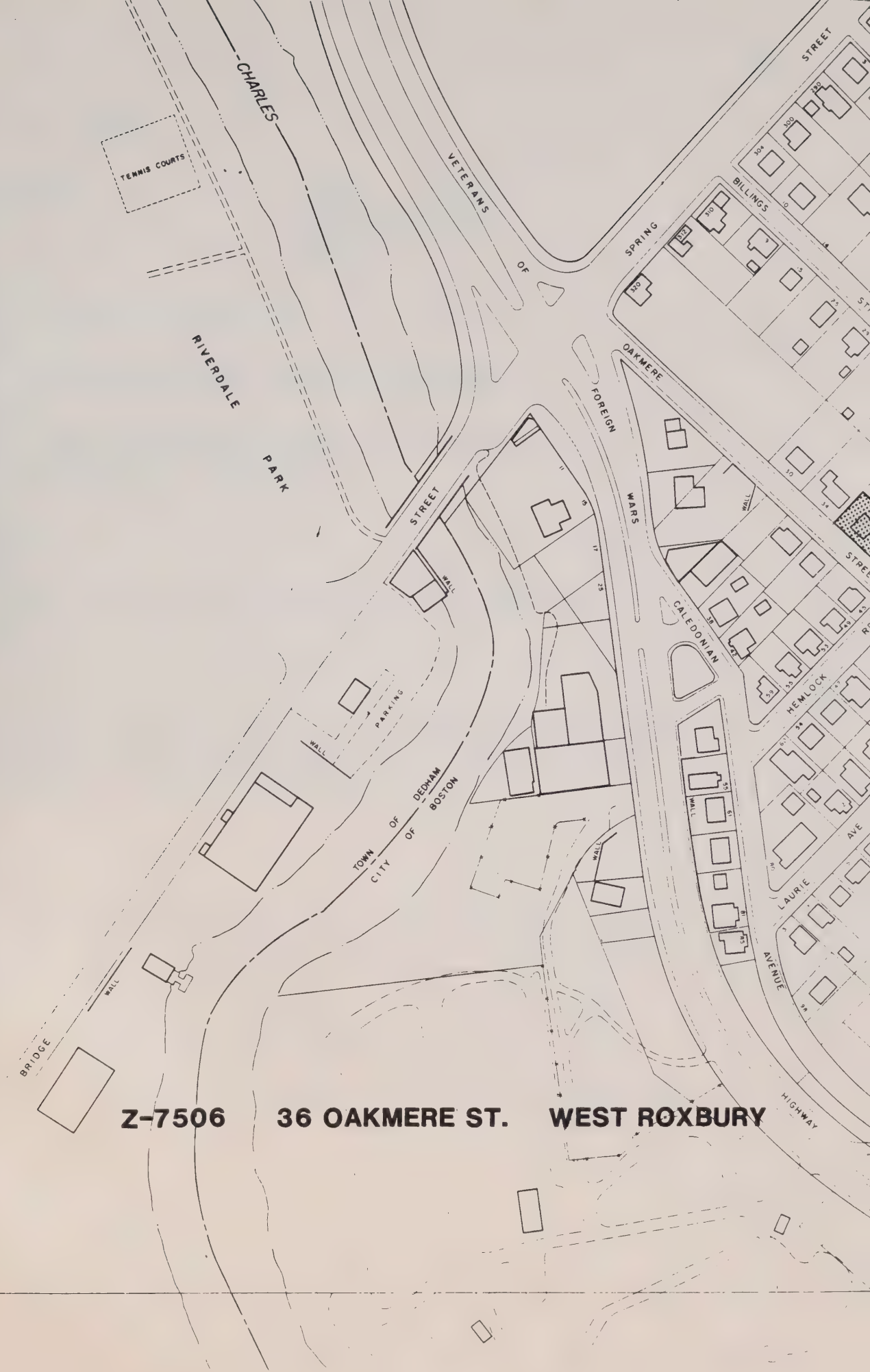
District(s) Site is in single-family (S-.5) district.
and Uses(s): One-family dwelling is allowed use in this district.

Violation(s):

Front and side yards are insufficient.

Family room addition. Violations are existing and technical.
Recommend approval with proviso.

VOTED: In reference to petition Z-7506, John B. Moran,
36 Oakmere Street, West Roxbury, for two variances
to erect one-story addition to one-family dwelling
in a single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval with
the following proviso: that plans be submitted to
the Authority for design review approval.



Z-7506

36 OAKMERE ST.

WEST ROXBURY

Board of Appeal Referrals

Hearing: 3/12/85

Z-7507
Russell M. Zahlaway
50 Ashford Street
Allston

Existing
at site: 2½-story structure

Purpose of
petition: Legalize occupancy - two-family dwelling.

District(s) Site is in residential three-family (R-.8) district.
and Uses(s): Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Abutter has expressed following concerns: transient nature of tenants, overcrowding, parking problems, building repair. Recommend denial without prejudice.

VOTED: In reference to petition Z-7507, Russell M. Zahlaway, 50 Ashford Street, Allston, for a forbidden use and a variance to legalize occupancy for two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. There is no record of legal occupancy. Abutter has expressed following concerns: transient nature of tenants, overcrowding, parking problems, building repair. These must be addressed and resolved by petitioner in meeting with abutter before consideration of appeal for permanent two-family occupancy.



Z-7507 50 ASHFORD ST. ALLSTON

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7508
Salvatore J. LaRosa
3999a-4001 Washington Street
Roslindale

Existing
at site: One-story structure

Purpose of
petition: Change occupancy from three stores to two retail stores,
automotive accessories, and repair garage.

District(s) Site is in local business (L-.5) district.
and Uses(s): Repair garage is conditionan use in local business district.

Violation(s):

Repair garage is conditional use.

Existing repair garage on heavily travelled Washington Street is inappropriate and unwanted: insufficient space and parking of repair cars blocking neighborhood driveways constitute hazardous condition that precludes granting of conditional use. Recommend denial.

VOTED: In reference to petition Z-7508, Salvatore J. LaRosa, 3999a-4001 Washington Street, Roslindale, for a conditional use for change of occupancy from three stores to two retail stores, automotive accessories, and auto repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Existing repair garage on heavily travelled Washington Street in inappropriate and unwanted. Insufficient space and parking of repair cars blocking neighborhood driveways constitute hazardous condition that precludes granting of a conditional use.



Z-7508 3999(A)-4001 WASHINGTON ST. ROSLINDALE

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7511
Albert Micozzi
35-37 Danny Road
Hyde Park

Existing
at site: 11,700 square feet of land

Purpose of
petition: Erect two-family dwelling.

District(s) Site is in single-family (S-.5) district.
and Uses(s): Two-family dwelling is forbidden use in single-family district.

Violation(s):

Two-family dwelling is forbidden use.

Two-family dwelling would have an adverse effect on predominantly single-family neighborhood. Residents are strongly opposed. Area has also encountered recent settling problems. Recommend denial.

VOTED: In reference to petition Z-7511, Albert Micozzi, 35-37 Danny Road, Hyde Park, for a forbidden use to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Two-family dwelling would have an adverse effect on predominantly single-family neighborhood. Residents are strongly opposed. Area has also encountered recent settling problems.

Z-7511

35-37 DANNY ROAD

HYDE PARK



Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7512
Thomas Zazzara
151-155 Portland Street
Boston

Existing
at site: 3,537 square feet of land

Purpose of
petition: Use premises for parking lot - 18 cars.

District(s) Site is in manufacturing (M-4) district.
and Uses(s): Parking lot is conditional use in manufacturing district.

Violation(s):

Parking lot is conditional use.

Proposal will help to alleviate parking conditions in this congested area.
Recommend approval with proviso.

VOTED: In reference to petition Z-7512, Thomas Zazzara, 151-155 Portland Street, Boston, for a conditional use for use of premises for parking lot - 18 cars - in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following proviso: that site improvement plans be submitted to the Authority for design review approval. Proposal will help to alleviate parking conditions in this congested area.



Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7513
C & H Realty Trust
40 Winborough Street
Hyde Park

Existing
at site: 3,171 square feet of land

Purpose of
petition: Erect one-family dwelling.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): One-family dwelling is allowed use in two-family district.

Violation(s):

Parking not allowed within required front yard.

Lot area, width, front yard, and corner traffic visibility
are insufficient.

Proposal is consistent with predominantly single-family area. No response
from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7513, C & H Realty Trust,
40 Winborough Street, Hyde Park, for five variances
to erect one-family dwelling in a residential (R-.5)
district, the Boston Redevelopment Authority recom-
mends approval with the following proviso: that
plans, with particular attention to size and location
on lot, be submitted to the Authority for design
review approval. Proposal is consistent with predom-
inantly single-family area.



Z-7513 40 WINBOROUGH ST. HYDE PARK

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7533
Gerald Clemente
49 Hooker Street
Allston

Existing
at site: Three-story structure

Purpose of
petition: Change occupancy from three- to four-family dwelling.

District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Four-family dwelling is forbidden in two-family district.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Four-family dwelling has existed for many years. There is no apparent impact. Recommend approval with proviso.

VOTED: In reference to petition Z-7533, Gerald Clemente, 49 Hooker Street, Allston, for a forbidden use and a variance for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that dwelling be owner-occupied. Four-family dwelling has existed for many years without apparent impact.



Z-7533

49 HOOKER ST. ALLSTON

Board of Appeal Referrals 3/7/85

Hearing: 3/12/85 Z-7535
Park Street Realty Trust
12 Park Street
Charlestown

Existing
at site: Five-story structure

Purpose of
petition: Change occupancy from stores and hall to offices and retail.

District(s) Site is in general business (B-2) district.
and Uses(s): Offices and retail are allowed uses in general business district.

Violation(s):

Floor area ratio is excessive.

Off-street parking is insufficient.

Blighted, vacant structure will be significantly rehabilitated and restored to usable occupancy. Computer software firm will be prime tenant for approximately ten years. City Square area will be enhanced. Proposal enjoys support of residents. Recommend approval with provisos.

VOTED: In reference to petition Z-7535, Park Street Realty Trust, 12 Park Street, Charlestown, for two variances for change of occupancy from stores and hall to offices and retail in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner provide required off-street parking; that plans be submitted to the Authority for design review approval. Blighted, vacant structure will be significantly rehabilitated and restored to a viable occupancy. Computer software firm will be prime tenant for approximately ten years. City Square will be enhanced. Project enjoys support of residents.

2-1635

12 PARK ST.

CHARLESTOWN



Board of Appeal Referrals 3/7/85

Hearing: 3/12/85

Z-7550-7552

Public Facilities Department and
Urban Edge Housing Corp.477, 485-491 Hyde Park Avenue
Hyde ParkExisting
at site: 16,920 square feet of landPurpose of
petition: Erect one four-unit and two two-unit prefabricated
dwellings.District(s) Site is in residential two-family (R-.5) district.
and Uses(s): Four apartments are forbidden use, two apartments are allowed use,
in this district.

Violation(s):

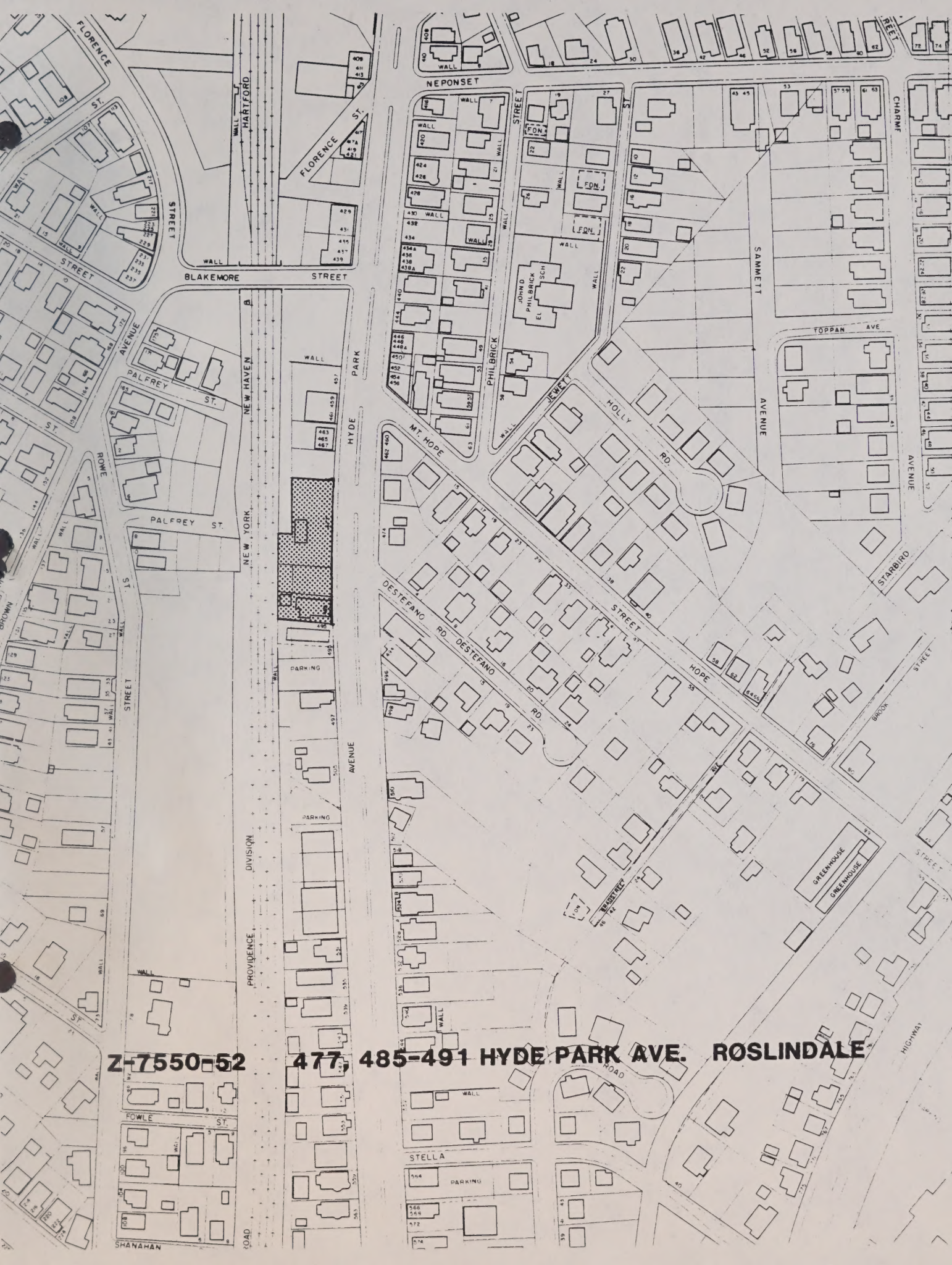
Multifamily dwelling is forbidden use.

Parking not allowed within required front yard nor within five feet
of side lot line.Lot area, width, frontage, side yard, rear yard, and off-street
parking are insufficient.

Floor area ratio and height of building are excessive.

Lot is situated between Hyde Park Avenue and Penn Central right of way. Developer is a nonprofit organization working with the City to provide low and moderate income housing. This proposal will address a critical need for affordable units and is compatible with residential properties in the neighborhood. Plans have been reviewed with community. Recommend approval with proviso.

VOTED: In reference to petitions Z-7550-7552, Public Facilities Department and Urban Edge Housing Corp., 477, 485-491 Hyde Park Avenue, Roslindale for a forbidden use and twenty-one variances to erect one four-unit and two two-unit prefabricated dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Lot is situated between Hyde Park Avenue and Penn Central right of way. Developer is a nonprofit organization working with City to provide low and moderate income housing. This proposal will address a critical need for affordable units and is compatible with residential properties in the neighborhood. Plans have been reviewed with community.



Z-7550-52

477, 485-491 HYDE PARK AVE. ROSLINDALE